

Photo 9 - View of the site frontage along Stewart Drive at Santa Trinita Avenue, looking northeast.

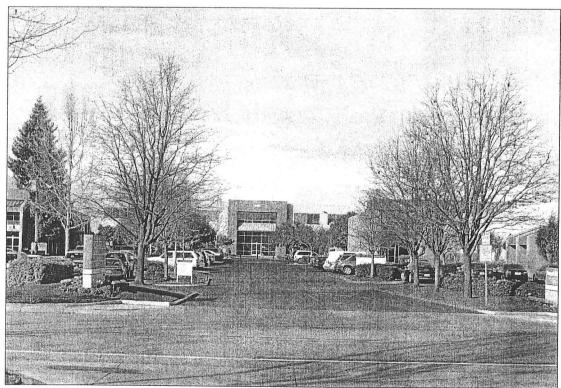


Photo 10 - View of existing offices on the site, along north side of Stewart Drive. This photo was taken from the adjacent office buildings to the south, looking north.